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# HUD Disaster Response

*Hurricane Katrina*

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# HUD Actions

- ❑ *Established call centers and toll-free telephone numbers to assist HUD-assisted displaced families, PHAs and owners.*
  - ❑ *Surveyed the entire HUD-assisted, inventory (public housing, project-based Section 8, 202, 811) to assess the availability of vacant units and available vouchers for temporary housing for displaced families.*
  - ❑ *Immediately after the hurricane, established a policy regarding the processing of public housing and voucher displaced families and provided guidance to HUD field offices, owners, agents and residents in multifamily housing regarding policies and procedures regarding disaster recovery efforts.*
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# HUD Actions (Con't)

- ❑ *Arranged for and assisted HANO in establishing command center in Dallas and Houston*
  - ❑ *HANO worked with Houston, Ft. Worth and San Antonio field offices to process evacuees*
  - ❑ *HUD was present at the Astrodome, Reliant Center and Reunion Arena*
-



# HUD Actions (Con't)

- *Assumed responsibility for validation of prior participation for PHAs affected by Katrina in MS*
- *Birmingham Alabama and Jackson Mississippi field offices worked side by side with PHAs to do initial damage assessments and provide assistance to families*
- *For non-operational PHAs, Birmingham Alabama and Jackson Mississippi field offices temporarily assumed operations with assistance from REAC for validation of prior participants*



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# HUD Actions (Con't)

- *Hired and dispatched a contractor to immediately begin the process to re-establish operation for PHAs rendered non-operational*
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# HUD Actions (Con't)

- *For the Multifamily Housing portfolio, the HUD Field Offices are completing both telephone and physical site assessments that include determining how many families were displaced.*
  - *Directly assisted HANO in re-establishing its critical functions including banking, accounts payable and Section 8 operations. Ensured “Port-outs” could immediately be assisted*
-



# HUD Actions (Con't)

- *After initial policy guidance was distributed, prepared detailed Q & As to provide additional guidance for PHAs wanting to assist families displaced by Katrina. Posted the Q & As on the HUD web.*
  - *HUD Notice H-04-22 provided the initial guidance and the Department issued additional guidance and clarification on September 9, 2005 for the multifamily housing portfolio that is on the Department's website.*
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# Katrina Disaster Housing Assistance Program

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# *Katrina Disaster Housing Assistance Program (KDHAP)*

- ☐ *KDHAP is the HUD-FEMA initiative to aid pre-disaster HUD-assisted and homeless families in finding temporary housing*
  - ☐ *FEMA is providing HUD a Mission Assignment to assist certain displaced families obtain temporary housing*
  - ☐ *This should not be confused with the Section 8 Housing Choice Voucher Program*
  - ☐ *Assistance cannot exceed 18 months*
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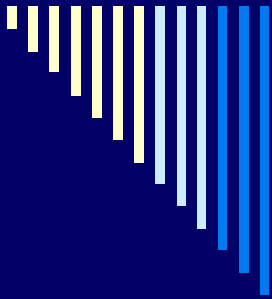
# *Family Eligibility*

- *Who is eligible to receive assistance?*
    - *Displaced public housing residents*
    - *Displaced voucher participants*
    - *Displaced families from other HUD assisted programs (e.g. 202, 811, Project-based Section 8, 236B)*
    - *Pre-disaster homeless individuals directly affected by the disaster*
-



# How Does a Family Get KDHAP Assistance?

- *Family obtains FEMA ID number*
  - *Family makes housing location decision with assistance from HUD/PHA*
  - *Family obtains transportation from FEMA*
  - *Family arrives at new location and PHA coordinates temporary shelter and housing search assistance*
-



# PHA Responsibilities

- ❑ *PHA must already administer a Housing Choice Voucher Program*
- ❑ *Receive displaced family and confirm family record through the new KDHAP system*
- ❑ *Explain the program to the family*
- ❑ *Provide housing search assistance including transportation and temporary shelter while searching for housing*
- ❑ *Determine if rent is reasonable*



# PHA Responsibilities (Con't)

- ❑ *Execute KDHAP subsidy contract*
  - ❑ *Perform initial HQS inspection*
  - ❑ *Pay security deposit and rent subsidy to owner*
  - ❑ *Pay utility deposit to the utility companies*
  - ❑ *Maintain separate HAP register for the KDHAP units*
  - ❑ *Transmit required data to KDHAP system*
  - ❑ *Perform quarterly family follow-up*
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# Program Requirements

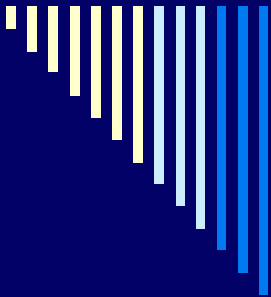
- ❑ *PHA and HUD execute KDHAP funding contract*
  - ❑ *Family and owner execute lease and KDHAP lease addendum*
  - ❑ *Lease will be for initial term of 6 to 12 months, with option to renew. Lease automatically terminates after 18 months*
  - ❑ *PHA and owner execute KDHAP rent subsidy contract*
  - ❑ *Unit must meet HQS, but initial HQS inspection may be deferred up to 60 days after the lease effective date*
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# *PHA Payments for Services*

- *One time fee of \$1,000 per family housed under KDHAP rent contract for housing search, temporary shelter, and lease-up activities*
  - *15% of the HAP for monthly ongoing administration*
-



# *Rent Subsidy*

- *Rent subsidy will equal the rent specified in the lease (capped at 100% of local FMR for family's bedroom size)*
- *Actual security deposit amount (capped at 100% of local FMR for family's bedroom size)*
- *Actual deposits for utilities (capped at \$325)*



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# Family Contribution

- *There is no family contribution towards rent provided the rent for the unit does not exceed the FMR*
  - *If the rent is more than the FMR, the family will pay the difference out-of-pocket*
  - *Family will pay for any utilities not included in the rent*
-



# Voucher Families Housed in September Through Portability

- ❑ *PHAs will get an initial advance of funds based on tenant verifications already performed by the Field Offices and Real Estate Assessment Center.*
  - ❑ *Billing to the initial PHA will no longer apply and HUD will make direct payments to the receiving PHA*
  - ❑ *These families are eligible for reimbursement of security and utility deposits paid by the family*
  - ❑ *PHA will receive the one time fee of \$1,000 and 15% of the HAP for ongoing administrative expenses*
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# Porting Voucher Participant Not Under HAP Contract

- *Family will be provided assistance under KDHAP  
(e.g. subsidy based on local FMR)*
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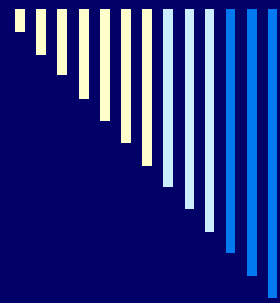
# Expiration of KDHAP Assistance for Previously Assisted Families

- *Voucher families*

- *Resumption of normal voucher program rules, including portability billing*

- *Public Housing families*

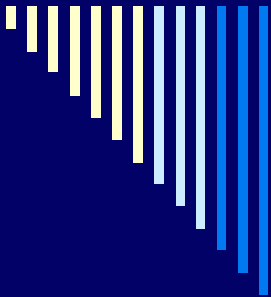
- *Family may return to public housing at the former PHA or receive voucher from former PHA if public housing unit is demolished or disposed*
-



# Expiration of KDHAP Assistance for Previously Assisted Families (Con't)

- *Multifamily families*

- *Family will have the first right of refusal to return to multifamily project*



# Questions

*Q - When will the program be implemented?*

*A – Implementation target date is October 1, 2005*

*Q – How are the PHAs going to be paid?*

*A – PHAs will receive advanced funds and will settle with HUD on a quarterly basis*



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# Questions (Con't)

*Q – Are there any income eligibility requirements?*

*A – No. There are no income eligibility requirements under KDHAP*

*Q –Is KDHAP Assistance unlimited?*

*A – No. KDHAP Financial Assistance is limited up to 18 months*

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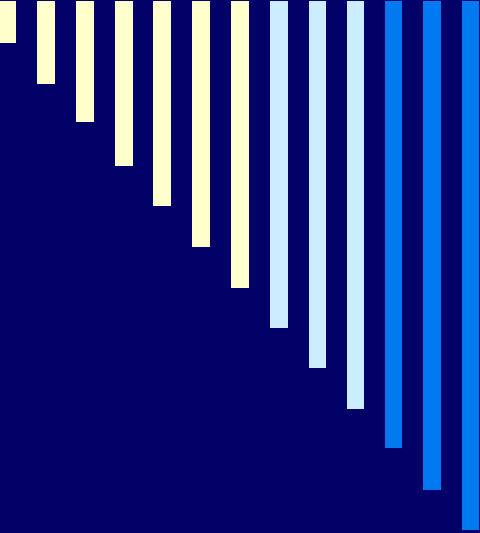
# Questions (Con't)

*Q - Will HUD provide additional written guidance on KDHAP?*

*A - Yes. HUD will post detailed operating procedures and the necessary legal documents on the HUD website and e-mail the documents to all PHAs*

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# Multifamily Housing, Voucher and Public Housing Program Issues

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# HUD Policy for Disaster Affected Families

- *HUD's first priority is to assist existing HUD assisted families displaced by the disaster*
    - *HUD encourages PHAs and Contract Administrators to assist other disaster affected families to the extent they have existing resources available*
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# Families Not Eligible for KDHAP

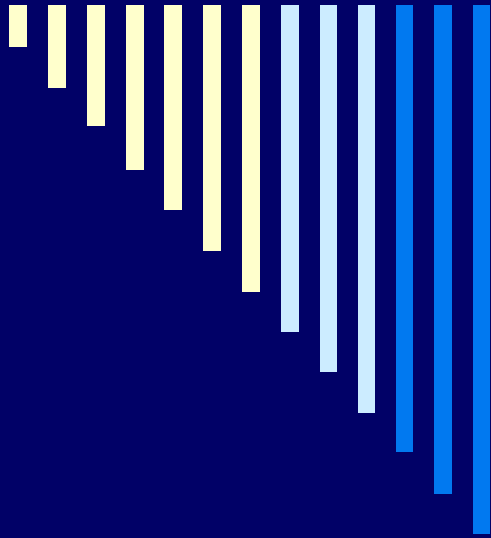
- ❑ *PHAs may establish local preferences to house displaced income eligible families that do not qualify for KDHAP assistance*
  - ❑ *PHAs may use currently available public housing units and vouchers*
  - ❑ *Families who receive permanent housing in a HUD-assisted project-based Section 8, 202 or 811 project will not be eligible for KDHAP assistance.*
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# Families Not Eligible for KDHAP (Con't)

- *If a family seeks permanent housing in these projects, the family will need to meet all requirements of that particular program.*
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# Multifamily Housing Programs



# Multifamily Program Occupancy Requirements

- ❑ *In Section 236 or 221(d) projects, a displaced family must be given priority over other applicants or placed on the top of the waiting list for temporary or permanent housing.*
  - ❑ *In Section 202 and 811 projects, a displaced individual may be given preference over other applicants on the waiting list provided that the displaced individual meets all other eligibility requirements (age, etc.).*
-



# Multifamily Program Occupancy Requirements (Con't)

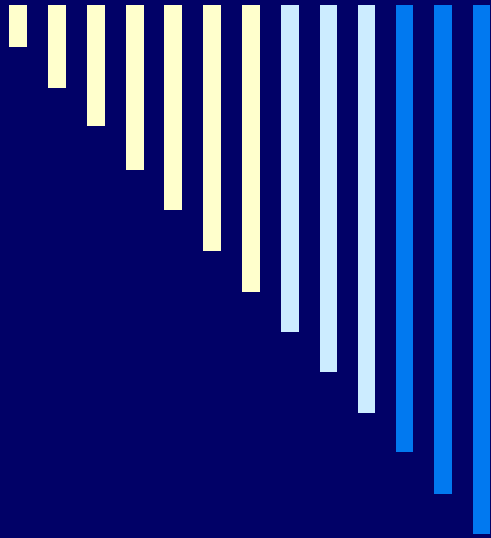
- *For units designated for the disabled in Section 811 projects, owners may consider a temporary disability caused by the disaster to determine eligibility for temporary rental housing.*
- *In any Section 202 or 811 project that does not have a waiting list, and there is no immediate market for elderly/disabled families, vacant units may be made available for temporary housing for displaced individuals/families only on a property by property basis and HUD Headquarters waiver.*



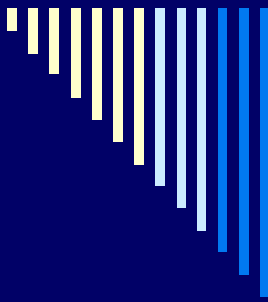
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# Multifamily Program Occupancy Requirements (Con't)

- *In a property, where there is project-based Section 8 assistance, vacant units (not presently receiving Section 8) can be made available to any displaced family on a first come, first served basis for temporary housing assistance.*
-



# Voucher and Public Housing Programs



# Expedited PHA Approval of Local Preferences

- *Adoption of a new local preference requires amendment to the PHA administrative plan and/or Admissions and Continued Occupancy Policy (ACOP)*
    - *Once written, PHA may expedite Board (or other authorizing official) approval through teleconference*
    - *Once adopted, PHA may then admit displaced families to their respective programs*
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# Expedited PHA Local Preference Implementation

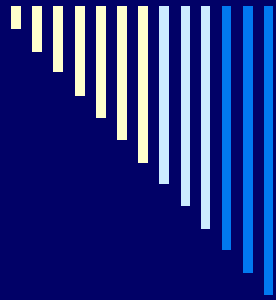
- ❑ *HUD recommends PHA Board not consider the amendment as “significant” to the PHA Annual Plan*
  - ❑ *Otherwise, formal notice to the public and public meeting requirements are applicable*
  - ❑ *PHAs must ensure compliance with individual State or local requirements above and beyond Federal requirements (e.g., Open Meetings Act or similar state laws)*
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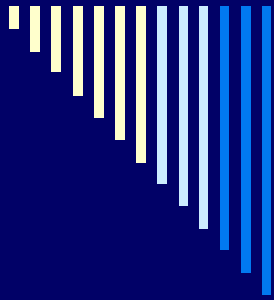
# HUD Verification Clearinghouse for Disaster Affected PHAs

- *HUD Verification Clearinghouse assists when disaster impacted PHAs lack operational capacity to verify or communicate public housing and/or voucher family program status*
  - *HUD will verify status for family participation in HUD assisted programs*
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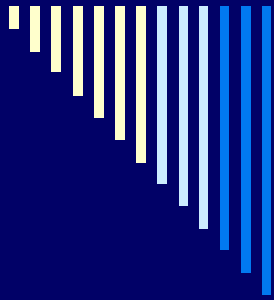
# HUD Verification Clearinghouse (Con't)

- *Only provides verification services for a handful of disaster affected PHAs that do not presently have operational capacity*
- *All other inquiries are referred to those disaster impacted PHAs that have re-established operations*



# HUD Verification Clearinghouse (Con't)

- *REAC Verification Clearinghouse contact information*
- *Telephone 888-245-4860*
- *Fax Numbers (use if more than one participant)*
  - *202-485-0280, 202-484-0288, 202-485-0284*
  - *202-484-0274, 202-485-0275, 202-484-0276*



# HUD Verification Clearinghouse (Con't)

- ❑ *Families should not call the HUD Verification Clearinghouse*
- ❑ *All HUD assisted families should call the Information Resource Center at 800-955-2232*

# Q & A's on the HUD Web

The screenshot shows a Microsoft Internet Explorer window titled "Hurricane Katrina - Assistance - HUD - Microsoft Internet Explorer". The address bar displays "http://www.hud.gov/offices/pih/publications/katrinapihqa.cfm". The page content is from the "Homes & Communities" section of the U.S. Department of Housing and Urban Development. The main heading is "Guidance for Public Housing Agencies in Assisting Families Displaced by Hurricane Katrina". Below this, there is a "Questions and Answers" section with a paragraph of text and a "Back to top" link. The left sidebar contains a navigation menu with links such as "Public and Indian Housing", "About PIH", "Public housing", "Senior Housing", "Clearinghouse Center", "CapFund", "HOPE VI", "Housing Choice Vouchers", "Public Housing Reform", "Indian Housing", "Rental Housing Integrity", "Improvement Project", "Grants", "Notices, rules & regulations", "Library", "Forums", "Online systems", "HUD news", "Homes", "Communities", "Working with HUD", "Resources", "Tools", "Webcasts", "Mailing lists", and "Contact us". The bottom of the page includes a footer with the text "Content updated September 13, 2005", a "Back to top" link, and a "FOIA Privacy Web Policies and Important Links Home" section. The Windows taskbar at the bottom shows the "start" button and several open applications: "Alfred C. Jurison...", "Microsoft Word", "Microsoft PowerP...", and "Hurricane Katrina...". The system clock indicates "1:57 PM".

**Hurricane Katrina - Assistance - HUD - Microsoft Internet Explorer**

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Address <http://www.hud.gov/offices/pih/publications/katrinapihqa.cfm> Go Links

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## Guidance for Public Housing Agencies in Assisting Families Displaced by Hurricane Katrina

### Questions and Answers

Attached below is a set of questions and answers related to the housing choice voucher program and the public housing program raised by housing authorities, HUD field staff and disaster victims. This information is being provided to assist public housing agencies in addressing the needs of families affected by Hurricane Katrina.

If public housing agencies or field staff have any further question they should be called in to the Information Resource Center at 1-800-955-2232.

[Questions and Answers](#)

[Information by State](#)  
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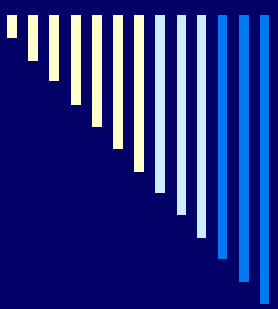
Content updated September 13, 2005 [Back to top](#)

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U.S. Department of Housing and Urban Development  
451 7th Street S.W., Washington, DC 20410

Local intranet

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# Public Housing and Voucher Income and Family Verification Requirements For Non-KDHAP Families

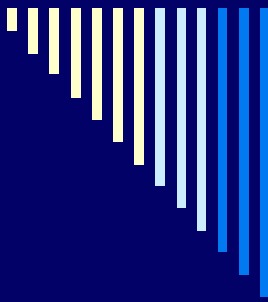
- ❑ *PHAs should use normal processes but are permitted to use tenant-supplied documentation or tenant declarations for up to 90 days before conducting a full income verification and rent determination*
  - ❑ *PHAs should consider remaining members of an assisted family as a “family” and use their discretion as to whether additional family members can be included*
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# Abatement of Voucher Housing Assistance Payments

- *The PHA is not required to make a housing assistance payment for the month of September if the family left the unit in late August and did not return because the unit is covered by a mandatory evacuation order or the unit is otherwise uninhabitable*
-



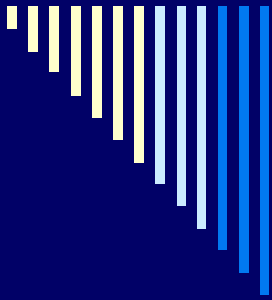
# Abatement of Voucher Housing Assistance Payments (Con't)

- *The HAP contract provides that housing assistance payments shall only be paid to the owner while the family is residing in the contract unit during the term of the HAP contract*
  - *The PHA cannot pay a housing assistance payment to the owner for any month after the month when the family moves out*
-



# Homeownership Vouchers

- ❑ *PHA may continue HAP for homeownership voucher units demolished or seriously damaged by disaster*
  - ❑ *Homeownership voucher family cannot receive rent and homeownership subsidies at same time*
  - ❑ *Section 8 Homeowners qualify for FEMA's Individual Assistance program and are not eligible for KDHAP*
-



# PHA Voucher Administrative Fees – Eligible Uses

- ❑ *FY04 and FY 05 earned administrative fees by law cannot be used to assist displaced public housing families, only voucher families*
- ❑ *Pre-2004 PHA administrative fee reserves may be used for any housing related purpose*



# PHA Voucher Administrative Fees – Eligible Uses (Con't)

- ❑ *PHA volunteering staff to assist a disaster affected PHA may pay for costs out of FY05 administrative fees and FY04 administrative fee reserves, provided the cost directly supports administration of the disaster impacted PHA's voucher program*
- ❑ *PHA may use pre-2004 administrative fee reserves to pay the cost associated with staff volunteers to help disaster affected PHAs*



# PHA Voucher Administrative Fees – Eligible Uses (Con't)

- *PHAs may use funds from PHA administrative fees and administrative fee reserves to assist housing voucher families displaced by natural disaster with:*
    - *Security deposits*
    - *Utility deposits*
    - *Transportation expenses related to relocation*
-



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# SEMAP

- *HUD will issue a notice identifying the conditions pursuant to which PHAs may request a waiver for exemptions from SEMAP*
  - *The notice will also provide some consideration for non-affected PHAs holding vouchers back for a limited period of time to assist displaced families*
-



# Public Housing Admissions

- *PHAs < 250 units – may lease to over-income disaster families, if no eligible families on waiting list and PHA provides not less than 30-day public notice*
  - *PHAs > 250 units – may temporarily house over-income disaster families when units are temporarily deprogrammed; however, PHAs will not receive operating subsidy during that period*
  - *Security deposits are not required; HUD waivers are not applicable*
-



# Use of Public Housing Operating Subsidy Funding

- ❑ *Operating subsidies can be used by the affected PHA to reimburse the cost of staff salaries from other PHAs performing services on the affected PHA's behalf.*
  - ❑ *Additional office and salary expenses or other anticipated costs related to PHA operations/projects*
  - ❑ *PHAs cannot contribute services, goods, or labor to another PHA without nominal remuneration*
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# Public Housing Procurement

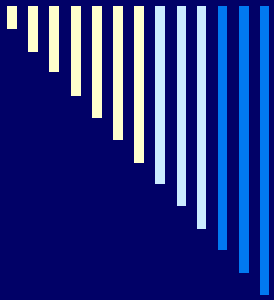
*For Public Exigency or Emergency, 24 CFR 85.36 permits PHAs to procure from a single source through non-competitive proposals*

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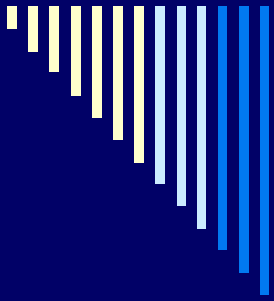
# Public Housing ROSS Grants

- ❑ *ROSS NOFA funds must only be used for supportive services approved in the grant agreement including service coordinators to assist residents*
- ❑ *Food and housing assistance are ineligible expenses*
- ❑ *ROSS Grantees may not receive additional funding beyond the original award amount*
- ❑ *Any NOFA changes require a new notice and competition*
- ❑ *FY2005 funds that have not been awarded may not be used for Katrina relief*



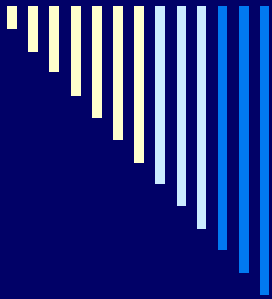
# PH Capital Fund Reserve Emergencies and Natural Disasters

- *\$29.7 Million in FY 2005*
- *ONLY available for:*
  - *Repairs/replacement associated with Emergencies and Natural Disasters*
  - *That occurred in FY 2005 and*
  - *For Capital Fund eligible work items*



# PH Capital Fund Reserve Emergencies and Natural Disasters (Con't)

- *Not for non-hurricane related capital costs or for operating costs.*



# PH Capital Fund Relocation Costs

- *Typically payments made directly to residents*
- *Two types of payments:*
  - *Moving expenses, and*
  - *Rental assistance expenses.*



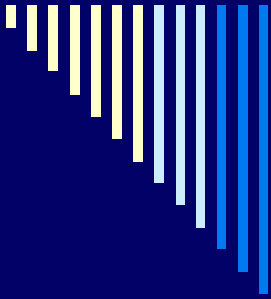
# PHA Regulatory and Administrative Waivers

- *Email address [PIH\\_Disaster\\_Relief@hud.gov](mailto:PIH_Disaster_Relief@hud.gov) established for suspension and waiver of regulations and requirements as follows:*
- *PHAs in disaster areas will notify HUD of regulations and/or requirements suspended as set forth in a Federal Register Notice.*
- *PHAs outside disaster areas aiding recovery efforts will request waivers of regulations and/or requirements in Federal Register Notice.*



# PHA Regulatory and Administrative Waivers (Con't)

- *PHAs requesting waivers will receive expedited processing, priority treatment, and response by email.*
  - *PHAs may identify and request waivers for other regulations and requirements not listed in the FR Notice.*
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# Further Information

- *Email questions regarding this presentation to:*
  - *[pihirc@firstpic.org](mailto:pihirc@firstpic.org)*